

REAL ESTATE AUCTION

Selling 29 Properties

Wednesday, June 18th

For convenience of sale, the auction will be held in the ballroom at the **Radisson Hotel, 117 N. Western, Peoria, Illinois** starting promptly at 1p.m. Buyer registration begins at noon.

Multiple property real estate auctions offer the investor a unique opportunity for one-stop-shopping for income real estate. There are **twelve different owners** represented in this offering. Many of these homes are producing income with tenants in place; some are vacant and ready to rent; others are fixer uppers. Some homes may be a good starter home.

Inspection and Showing: Many of the homes being sold are occupied by tenants. The occupied homes will NOT be open for inspection, but you are welcome to visit the property and inspect the exterior of the dwelling. Many times, just knocking on the door and asking the tenant if there is anything wrong with the house can be informative. Be sure to inspect the properties before you bid at the auction.

The vacant homes may be inspected anytime. Contact the Auctioneer at (309) 686-0558 to obtain the lockbox code for this auction. The code is the same for all the vacant homes.

Terms of Sale on all Properties: A 10% earnest money deposit with a minimum of \$2,000 will be required on each property purchased. The balance will be due in cash or guaranteed funds at closing within 45 days. Title will be conveyed by deed subject to all restrictions, reservations, easements of record, and zoning laws, but free of encumbrance except for taxes for 2008 and subsequent. Seller will furnish title insurance in the amount of the purchase price. Taxes and rentals will be prorated to date of closing. Tenant's deposits will be credited to the Buyer at closing. Possession will be at closing subject to the rights of parties in possession. The successful bidders will enter into a contract of purchase at the auction sale. A copy of the sales contract will be posted on the premises for review before the sale along with Auctioneer's customary terms of sale. **A 10% Buyer Fee will be added to the bid price to arrive at the sales contract price.** Each sale is subject to the confirmation of the Seller. The properties are being sold in an "as is" condition and with all faults known and unknown. Property details herein are as provided to us and represented to us by the Sellers. Any announcements made day of sale will take precedence over prior advertising and printed matter. The sales contract is NOT contingent upon the buyer being able to obtain financing. If you will need financing, be sure to obtain a pre-approval document from your lender **before** you attend this auction.

Additional information at www.COTTENauctions.com
auCTION conducted by

Cotten Commercial Auctioneers, Inc.
Peoria, Illinois Phone (309) 686-0558 LIC# 444.000115

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properties in

- Peoria
- Bartonville

lots more pictures and virtual tours at
www.COTTENauctions.com

COTTEN Auctions
PO Box 9606
Peoria, IL 61612-9606
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This Brochure version 2— revised June 14

27. 3019 W. Seibold, Peoria.

Tax ID: 18-19-101-018
 2007 Taxes: \$420.40
 Lot Size: 30'x127'

2 Bedrooms, 1 bath
 Rented for \$375/month



28. 3027 W. Meidroth, Peoria

Tax ID: 18-19-102-017
 2006 Taxes: \$399.84
 Lot Size: 30'x127'

2 Bedrooms, 1 bath
 vacant



29. 6512-6514-6516 S. Adams, Bartonville (3 houses)

Tax ID: 117-25-401-001 2007 Taxes: \$1713.36
6512 is a 1 bedroom with new kitchen cabinets and floor coverings, 100amp, forced air furnace, rents for \$400/mo, presently vacant. **6514** is 2/3 bedroom, 1 bath, and is rented for \$325/mo. **6516** is 2 bedroom, 1 bath, 100amp, recent new furnace, new roof and carpet, and is rented for \$400/



1.

2008 N. Missouri Peoria



2008 N. Missouri, Peoria
 Tax ID: 14-33-455-009 2007 Taxes: \$ 1,338.40
 Lot Size: 40'x142'
 2 bedrooms, and 1 bath.

vacant

2.

910 E. Gift Peoria



910 E. Gift, Peoria
 Tax ID: 14-34-153-015 2007 Taxes: \$ 463.18
 Lot Size: 60'x124'
 1 bedroom, 1 bath.

Vacant

3.

815 E. Archer Peoria



815 E. Archer, Peoria
 Tax ID: 14-34-301-007 2007 Taxes: \$617.92
 Lot Size: 44.6'x140'
 1 bedroom, 1 bath.

Vacant

4.

1823-25 N. Linn Peoria



1823-25 N. Linn, Peoria
 Tax ID: 18-04-127- 026 2007 Taxes: \$1,682.42
 Lot Size: 50'x150'
 Duplex.

Both units vacant.

5.

1100 N.E. Glendale Peoria



1100 N.E. Glendale, Peoria
 Tax ID: 18-03-155-001 2007 Taxes: \$0.00 Lot Size: 33'x157'
 3 bedrooms, 1 bath

Taxes reflect senior homestead exemption and freeze.
 Vacant.

6.

336 S. New Peoria



336 S. New, Peoria
 Tax ID: 18-08-480-001 2007 Taxes: \$ 477.16
 Lot Size: 24.97'x49.76' irregular
 3 bedrooms, 1 bath

vacant

7.

1419 W. John Gwynn Peoria



1419 W. John Gwynn, Peoria
 Tax ID: 18-08-182-010 2007 Taxes: \$460.72
 Lot Size: 50'x150'
 2 bedrooms, 1 bath.

Rented for \$400/month

8.

1304 W. Smith Peoria



1304 W. Smith, Peoria
 Tax ID: 18-08-332-017 2007 Taxes: \$273.96
 Lot Size:
 1 bedroom, 1 bath.

vacant

9.
1306 W. Smith Peoria



Tax ID: 18-08-332-017 2007 Taxes: \$405.60 Lot Size: 2 bedrooms, 1 bath.
Rented for \$400/month.

10.
911 S. Louisa Peoria



Tax ID: 18-17-134-023 2007 Taxes: \$434.28 Lot Size: 50'x126'
2 bedrooms, 1 bath.
Rented for \$375/month

11.
2700 W. Antoinette Peoria



2700 W. Antoinette Tax ID: 18-18-176-021 2007 Taxes: \$505.96
Lot Size: 30'x129'
2 bedrooms, 1 bath.
rented for \$375/month

12.
2126 W. Proctor Peoria



2126 W. Proctor Tax ID: 18-18-229-006 2007 Taxes: \$379.32
2 bedrooms, 1 bath, 1 car garage. New furnace and siding in 2003.
Vacant

13.
2424 W. Antoinette Peoria



2424 W. Antoinette Tax ID: 18-8-251-004 2007 Taxes: \$491.16
Lot Size: 50'x128'
3 bedrooms, 1 bath. Recent new electric service. Gas forced air furnace.
vacant

14.
3019 W. Malone Peoria




3019 W. Malone, Peoria
Tax ID: 18-18-153-018 2007 Taxes: \$ 458.24
Lot Size: 60'x126'
3 bedrooms, 2 baths. gas forced air furnace usable basement.
rented for \$450/month

15.
2805 W. Malone Peoria



2805 W. Malone, Peoria
Tax ID: 18-18-177-027 2007 Taxes: \$ 571.78
Lot Size: double lot
3 bedrooms, 1 bath. Gas forced air furnace.
Rented for \$400/month.

16.
2613 W. Malone Peoria



2613 W. Malone, Peoria
Tax ID: 18-18-181-018 2007 Taxes: \$306.04
Lot Size: 30'x128'
2 bedrooms, 1 bath. Usable basement, gas forced air furnace,
rented for \$350/month.

17.
2410 W. Marquette Peoria



2410 W. Marquette, Peoria
Tax ID: 18-18-252-008 2007 Taxes: \$313.46
Lot Size: 30'x128'
2 bedrooms, 1 bath. Gas forced air furnace.
vacant

18.
2203 W. Butler Peoria




2203 W. Butler, Peoria Tax ID: 18-07-476-020 2007 Taxes: \$904.14
Lot Size: 89'x126' 3 bedrooms, 1 bath. Recent new gas fired boiler. Hot water heat. Electric panel with breakers.
Rented for \$500/month.

19.
2611 W. Humboldt Peoria



2611 W. Humboldt, Peoria Tax ID: 18-18-331-017
2007 Taxes: \$374.34 Lot Size: 35'x126' 2 bedroom, 1 bath.
vacant

20.
2312 W. Starr Peoria



2312 W. Starr St., Peoria Tax ID: 18-18-403-014
2007 Taxes: \$566.02 Lot Size: 33'x133'
3 bedrooms, 1 bath. Gas forced air furnace.
vacant

21.
1909 W. Marquette Peoria




1909 W. Marquette, Peoria Tax ID: 18-18-380-037
2007 Taxes: \$292.88 Lot Size: 31'x127'
2 bedrooms, 1 bath.
Rented for \$375/month

22.
805 S. Greenlawn Peoria



805 S. Greenlawn, Peoria Tax ID: 18-17-101-028
2007 Taxes: \$935.42 Lot Size: 50'x125'
3 bedrooms, 1 bath.
vacant

23.
1526 S. Lydia Peoria



1526 S. Lydia, Peoria
Tax ID: 18-18-430-011 2007 Taxes: \$488.68
Lot Size: 35'x125'
2 bedrooms, 1 bath.
vacant

24.
1531 S. Lydia Peoria



1531 S. Lydia, Peoria
Tax ID: 18-18-426-017 2007 Taxes: \$409.70
Lot Size: 60'x125'
3 bedrooms, 1 bath.
Rented for \$450/month

25.
2030 W. Hayes Peoria



2030 W. Hayes, Peoria
Tax ID: 18-18-477-001 2007 Taxes: \$271.50
Lot Size: 60'x127'
1 bedroom, 1bath.
Rented for \$350/month

26.
2910 W. Seibold Peoria



2910 W. Seibold, Peoria
Tax ID: 18-19-106-004 2007 Taxes: \$449.20 Lot Size: 45' x 127'
2 bedroom, 1 bath. Recent new siding, exterior doors, and windows throughout. Recent new gas forced air furnace and 100amp electric with breakers. New ceramic tile floor bath. New kitchen cabinets in January. New roof in 2004. Presently rented, but coming vacant in June.